

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 19, 1969

Appeal No. 9844 D.C. Redevelopment Land Agency, appellant.

The Zoning Administrator of the District of Columbia, appellee.

EFFECTIVE DATE OF ORDER - April 14, 1969

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 25, 1969.

ORDERED:

That the appeal for variance of Section 7202.1 to allow a reduction in parking ratio from one space for each three dwellings to one space for each five dwelling units for Fort Lincoln Urban Renewal Area Project No. 1 designated elderly dwellings, be conditionally granted as amended.

Part of Parcel 173/80, Square 4325-KSW
FINDINGS OF FACT:

1. The subject property is a 1.33-acre segment of a 20-acre development under the Urban Renewal Plan for Fort Lincoln Project Number One adopted by the National Capital Planning Commission on September 14, 1967, and approved by the City Council on November 28, 1967.

2. The subject property is currently unimproved but is the proposed site for a high-rise residential building for low-income elderly occupancy.

3. The Board, in executive session on January 7, 1969, after public hearing on December 18, 1968, denied without prejudice appellant's request to vary the parking provisions under Sections 7202.1 and 7205.12 of the Zoning Regulations.

4. R-5-C zoning was granted for the subject property by the Zoning Commission on January 14, 1969, in Zoning Commission Appeal No. 68-61.

5. Appellant requests that amendment be granted to allow a reduction in the parking ratio from one space for each three dwelling units to one space for each five dwelling units.

6. In support of this request the appellant alleges that the site has a grade of approximately 8-1/2 percent sloping up from Bladensburg Road with a 3 percent grade in the vicinity of the proposed parking which increases sharply to 20 percent toward the southern boundary of the lot.

7. Evidence submitted from the Housing Assistance Administration of the Department of Housing and Urban Development and by the National Capital Housing Authority indicates that a small percentage of low-income elderly residents own automobiles.

8. Appellant proposes that should ownership or tenancy change to other than low-income elderly dwellings, parking in conformity with zoning requirements shall be provided.

9. No objection to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations in regard to the topographical condition affecting the subject property. Further, the Board is of the opinion that this appeal can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and maps.

This Order shall be subject to the following conditions:

A. Plans must show a proposed location for the required parking under Section 7202.1 in the event the use of the building is changed from housing for the elderly to any other use; or,


B. the need for parking spaces exceeds the spaces provided in conjunction with the housing for the elderly.

C. This appeal is granted subject to all the conditions and requirements set forth in the National Capital Planning Commission Files Numbered 0502 and 0401 inasmuch as such reports, findings, reasoning, and conclusions and conditions are incorporated and made part of this order.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.